

Key: 14448

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.652

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
ATWOOD WILLIAM C & LEANNE ATWOOD 44 YEARLING RUN RD BOURNE, MA 02532				9.0-85-0				44 YEARLING RUN RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				ATWOOD WILLIAM C & ATWOOD WILLIAM C COLLAMORE RICHARD &				12/02/2020 08/14/2015 05/23/2001	F QS F	1 390,000 13861-154	33536-91 29074-252 13861-154	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
EXB-20-529	12/17/2020	15	INSULATE/WEA	3,946			100 100
EXB-20-413	10/31/2020	3	ALT/RENO	32,445			100 100
		12	CYCLICAL		08/09/2016	TL	100 100
		8	POOL	13,300	02/27/2004	TL	100 100
034501	07/30/2003						
02232	04/23/2002	4	DETACH.STRUC	1,070	02/27/2004	TL	100 100

LAND

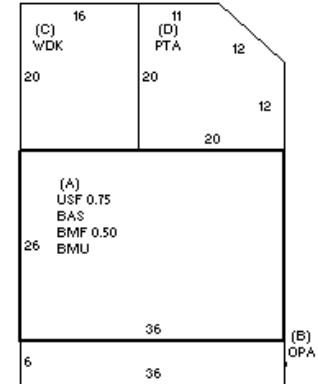
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	57,702	3	1.00	100	1.00	100	1.00	188,560	0.78	A	1.00	R03	0.80			195,330

DETACHED

TOTAL	1.325 Acres		ZONING	2	FRNT	96	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE		NOTE				LAND	195,300	172,900
Infl1	AVG			BUILDING	424,400	379,500			
N_Index	AVG			DETACHED	26,300	25,000			
							OTHER	0	0
							<b>TOTAL</b>	<b>646,000</b>	<b>577,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	12 X 20	2003	240	18.28	3,900
IPG	V	1.30	10 0.90	16 X 32		512	38.63	17,800
SHF	A	1.00	50 0.50	8 X 10			0.00	
PTD	G	1.20	10 0.90			1,200	4.23	4,600

PHOTO 04/07/2021



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/11/2017	MR
MODEL	1		RESIDENTIAL	LIST	9/11/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/11/2017	MR
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2000	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	456,293
NET AREA	1,638	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	936		44.16	41,332	CONDITION ELEM	CD
\$NLA(RCN)	\$279	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	A	BMF	N	BSMT FINISH	468		53.06	24,831	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	936	2000	240.14	224,776	INTERIOR	V
				ROOF COVER	1	ASPH/COMP SHIN	1.00	A	USF	L	UPPER STORY FIN	702	2000	131.68	92,436	KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.02	B	OPA	N	OPEN PORCH	216		71.27	15,394	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	320		25.87	8,277	HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00	D	PTA	N	PATIO	364		16.46	5,993	ELECT	A
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	8		2,578.95	20,632		
				USE	0		1.00		GFP	O	GAS FIREPLACE	1		7,750.30	7,750		
									JAC	O	JACUZZI	1		14,871.00	14,871		

EFF.YR/AGE	2012 / 10	
COND	7	7 %
FUNC	0	
ECON	0	
DEPR	7	% GD 93
RCNLD	\$424,400	